

APPROVED

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

COMMISSION

RE: 1500 EAST EUCLID AVENUE SUBDIVISION - PC #25-008
PRELIMINARY PLAT OF SUBDIVISION, VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 8th day of October, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
GEORGE DROST
TERRY ENNES
BRUCE GREEN
JOE LORENZINI
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Community Development
RACHEL HITZEMANN, Development Planner
DARKO BOJIN, Assistant Planner

APPROVED

CHAIRPERSON CHERWIN: We're here and we will do a Pledge of Allegiance, please. Everybody stand.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, yes, can we do roll call, please?

MS. HITZEMANN: Yes.

Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Commissioner Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you. All right, we have a quorum.

Thank you, Rachel. We do not have a court reporter here.

MS. HITZEMANN: We are recording, so we will have minutes written up.

CHAIRPERSON CHERWIN: All right, thank you. Next, Agenda Item III, Approval of Minutes, and that's the minutes from September 24th, 2025.

Is there a motion?

COMMISSIONER DROST: I'll make a motion to approve the minutes.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. Minutes approved, thank you.

Moving on to Item IV, Public Hearings. There's only one public hearing slated for tonight, and that is the item of 1500 East Euclid Avenue Subdivision.

All notice has been served on this one, Darko?

MR. BOJIN: It has.

CHAIRPERSON CHERWIN: Thank you, sir.

All right, well, why don't we have the Petitioner for this project stand up to the podium? If you could please state your name?

MR. OBRZUT: Good evening, ladies and gentlemen. My name is Robert Obrzut, and I represent the developer.

APPROVED

CHAIRPERSON CHERWIN: Okay, thank you. Could you just spell that last name for the record, sir?

MR. OBRZUT: Yes. It's spelled O-b-r-z-u-t.

CHAIRPERSON CHERWIN: Thank you. Could you please raise your right hand? I'm just going to have you take a quick go through.

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, Staff provided us and you with a Staff report on this project, and there were some conditions in that Staff report. Did you take a look at that, and do you agree with those conditions?

MR. OBRZUT: Yes.

CHAIRPERSON CHERWIN: Thank you. All right, well, we'll get started here and you can go ahead and start presenting, and then when you're done, we will ask the Staff to present theirs.

So, go ahead, you can take it away, sir.

MR. OBRZUT: Well, my client has purchased this property sometime ago, and they would like to build a one-single family residence, new construction. We've learned from the Village that this lot was never subdivided and it starts from the center of Euclid Avenue, and therefore, we need to do a subdivision. That's the only subdivision that we're asking. We're not subdividing the lot into more.

Also, we've learned recently that a variance is also required from 125-foot width to 110-foot width, which we're asking the Village to kindly approve this for us.

CHAIRPERSON CHERWIN: Okay, thank you. If there's not anything else, we'll go ahead, you can take a rest and we'll ask the Staff to present the Staff report.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Yes, sir, thank you. We'll have questions for you, so we'll ask you to come back up in a few moments.

Go ahead, Sir Darko, take it away.

MR. BOJIN: Sure.

Good evening Commissioners. The subject property is 1500 East Euclid Avenue which is located in the R-3 One-Family Dwelling District. The Comprehensive Plan designates this property as appropriate for single-family detached residential uses, and the Petitioner is requesting a preliminary plat of subdivision to subdivide the property into one lot. As mentioned, the property has never been subdivided and must be subdivided in order to construct a building on it.

This aerial shows the subject property highlighted in red. You can see that the property lines, as indicated, extend south through the center line of Euclid Avenue.

The property is surrounded on all sides by other single-family homes. The proposed subdivision would dedicate the southernmost portion of the property to the Village and align its southern property line with the other properties along Euclid Avenue so they are the same.

The proposed subdivision does not meet lot width requirements for lots this large in the R-3 District. Code requires lots greater than 30,000 square feet, but less than one acre in area to be at least 125 feet wide. The proposed lot is only 110 feet wide; therefore, the Petitioner has requested a variation from this requirement.

The Petitioner submitted a single-family Design Commission application to tear down the existing house on the property and replace it with a single-family

APPROVED

house. The footprint as shown here on the site plan is approximately 1,754 square feet in area with a 922 square-foot attached garage and a setback approximately 57 feet in the front lot line. The footprint of the existing house is approximately 1,175 square feet in area with a 753 square-foot detached garage and a setback approximately 93 feet from the front lot line. Then, here are some elevations that were submitted as part of the Design Commission application of the proposed house on this lot.

The subdivision would dedicate the southernmost 50 feet of the property to the Village. This includes the existing road, sidewalk, parkway and other public improvements already existing on this land. The dedication is shown here in red.

Individual water and sewer service connections to the mains will also be provided. There's currently no sanitary sewer on this property's frontage, but the Petitioner will be connecting to the existing system.

The Petitioner provided responses to the criteria for approval for their variation request. Staff has found their responses to these criteria to be sufficient, and overall, the Staff Development Committee recommends approval of this preliminary plat of subdivision with the conditions listed on the slide and in the Staff report.

That concludes my presentation, thank you.

CHAIRPERSON CHERWIN: Thanks, Darko.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, motion made and seconded.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. The Staff report is in the public record, thank you.

Any initial questions from the Plan Commissioners?

Michael, we'll start down at your end.

COMMISSIONER PETERMANN: Nothing, no.

CHAIRPERSON CHERWIN: Kris?

COMMISSIONER SCHURTZ: Is it the side that we're talking about of the, like that road on the side or is it the Euclid side?

CHAIRPERSON CHERWIN: In terms of the variance?

COMMISSIONER SCHURTZ: Yes.

CHAIRPERSON CHERWIN: I think it's the Euclid side is my guess. So, the frontage along Euclid?

MS. HITZEMANN: Yes. Oh, sorry.

MR. BOJIN: Correct, yes. So, the width of the lot as it fronts Euclid is the variance. That should be 125 feet per code, it's only 110 as they have proposed.

COMMISSIONER SCHURTZ: Okay.

CHAIRPERSON CHERWIN: Anything else, Kris?

COMMISSIONER SCHURTZ: No, that's it.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

APPROVED

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: I have nothing.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: No, I'm good right now.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Any history on why there was a conforming lot and now there has to be this amendment made?

MR. BOJIN: We took a look and couldn't find anything from the history. The lot was never subdivided, though a home could have been built however many years ago non-conforming, and then code caught up with it and it's now existing non-conforming.

COMMISSIONER DROST: Yes, so it could be built in the 50's then or prior to the 50's, okay, so it's non-conforming and "whistle past the graveyard" until today.

CHAIRPERSON CHERWIN: Yes, I guess that was just going to be my question, was just from a procedural perspective, and this really isn't, I mean, you guys, obviously this is not your but, you know, as we're thinking about processes, you know, as I looked at that Chapter 29, you know, I read it and I was like why are we, we're not subdividing the property, you know, it doesn't make sense to have someone go through the subdivision process since we're not subdividing the property. As I looked at the cited reference, I just don't know if that, is that the appropriate cite? Because it says no building permit shall be issued under the provisions, you know, of Chapter 23 for building construction on any lot of any subdivision, which this isn't a lot of subdivision, this is an unsubdivided parcel, subject to the provisions of this chapter until a certified copy.

So, I was thinking that this is the same as you can't get a permit until you record a plat, not just if you're building something. I mean, like this is a house, and as long as they conform with the zoning, you know, the size, the FAR, the setbacks, I just, I don't know why in this circumstance we would require a subdivision plat, and that generates all kinds of things like fees and everything else that I just don't know if that's intended or not. I mean, I don't know if you guys have any insight on this.

MS. HITZEMANN: I mean, I think part of it is that it helps clean up, we do get the dedication now since it will be subdivided and it helps us get the right-of-way that we need to be able to facilitate, you know, the public improvements in the area without, you know, encumbering with their property. It would now be the Village's property to maintain those services.

I think just how we were reading the Code; a plat was never recorded just generally. So, you know, as far as we're concerned, it's not a subdivided property that is recorded with the County. So, therefore, we could not issue technically a building permit. But I think overall, it does, you know, incur some fees for that, but I think it's just cleaner overall for the Village to be able to maintain that right-of-way and get that back.

CHAIRPERSON CHERWIN: I get it. I just, I mean, the Village is currently maintaining that right-of-way, I think. Isn't that Euclid Street --

MS. HITZEMANN: Yes, but our Engineering Department prefers it to be kind of cleaned up as we go through this process.

CHAIRPERSON CHERWIN: I get it, but I mean, you know, I think as we look at, you know, the process and improving things, I think we just have to be mindful of that,

APPROVED

that there's cost involved and, you know, if somebody wants to build a house, they just tear down a house and build a new house and they're within the zoning. I don't know that it's appropriate to drag them through the subdivision process just because the Engineering Department wants this.

So, I would say we just need to be mindful of that, maybe take a look at it and see if that's an appropriate application of that. I mean, like Darko said, it's an existing non-conforming, it's a legal non-conforming use now, it's going to be if you put a new building on it. So, you know, because of the 110 thing, right? That's not going to change.

So, I just, that would be my only thought. When I looked at this, I was a bit befuddled by it, so maybe that's -- no, that's it. I'm totally in favor of it, sorry for taking the time.

COMMISSIONER DROST: No, and I've got a follow-up question, if the Petitioner could come forward. The question basically is, did you find out, did you know about this when you purchased the property or did you find out after you purchased it?

MR. OBRZUT: After we purchased the property.

COMMISSIONER DROST: So, this was a, yes, and the point, too, would be maybe in addition to this process, that there might be this hardship aspect, and this is really what I'm getting at. You know, here you've got a house, and the FAR, I think you can go up to 3,000 square feet, 3,200 square feet on this property, and this is only about 1,700 with a garage --

COMMISSIONER GREEN: And you could go 6,000 or 7,000 feet --

COMMISSIONER DROST: Well, yes, I'm just saying, so this is, let's use the word that's been used a lot recently, de minimis in really the whole process. Going back to Commissioner Cherwin's or Chairman Cherwin's, say that fast, the idea would be maybe there's an administrative process, this is really a policy issue for the Village, so it doesn't take up Commissioners' time or money for the petitioners.

MS. HITZEMANN: I think this is such an odd kind of --

COMMISSIONER DROST: It is, it is.

MS. HITZEMANN: -- occurrence that we unfortunately did not have a process in place, but I don't think that the Village is necessarily against maybe thinking about putting in something like that for the rare occasion that this would maybe come up again.

COMMISSIONER DROST: Yes, we've talked about it when, you know, there's issues that can be handled by our very competent and basically by reputation one of the best Planning Departments in the state.

CHAIRPERSON CHERWIN: That's a nice comment.

COMMISSIONER DROST: Yes. No, I'm buttering you guys up.

MS. HITZEMANN: Yes, you're trying to butter us up.

CHAIRPERSON CHERWIN: All right, so I don't think, we don't have any questions for the Petitioner or any questions for the Staff. What I'll do at this point is open it for public comment as this is a public hearing.

So, sir, once again, you could relax --

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: -- and we'll see if there's any question on this side, would anybody like to speak on this project? If you do, please, we need you to stand up here to the mic please because we are recording it. Please stand up to the mic, I need you to stand up to the mic please. If you could recite your name, please, for us?

APPROVED

PUBLIC COMMENTARY FOR PC #25-008

MS. ZITKUS: My name is Carolyn Zitkus. We are one of the properties where we look out our back and we are looking directly at the current house. So, our reason for coming was to understand what's happening with the lot, but also to make sure or at least understand whatever house is being built there doesn't drain into our backyard. Our lot is a couple feet lower than the Euclid property, so we don't want to be inundated with rainwater or runoff.

CHAIRPERSON CHERWIN: Thank you.

Any other comments at this time?

MS. ZITKUS: No, that's it. Thank you.

CHAIRPERSON CHERWIN: Thank you.

What I'll ask at this, if the Petitioner could stand up and speak to the stormwater? So, it does have to comply with stormwater; it's a subdivision so you've got to, you know, comply with stormwater.

MR. OBRZUT: Well, our engineer is working with the Village and whatever the Village is requiring of us. I believe that there is something that we have to also address in regards to water retention, pay some fees I believe.

CHAIRPERSON CHERWIN: So, Staff, so Darko, is this tying into the existing sewer, is there anything you want to speak to on the stormwater? So, our engineers will be looking at this but what's the, in practice, how is this going to take effect?

MR. BOJIN: So, as part of the final plat of subdivision, that's when those fees will be made. This is just for the preliminary plat of subdivision, so they'll have to come back for the final and that's when the Engineering Department will assess those.

CHAIRPERSON CHERWIN: Okay, and then is there any particular, it doesn't look like, between the garage and the existing house and now the new house, is there a significant increase in the impervious surface area? It seems to have --

MR. BOJIN: From my understanding, the grading will not change, no.

CHAIRPERSON CHERWIN: Yes, grading won't change, and really the coverage of the property won't change. So, the expectation would be that there is not going to be a difference in stormwater really, is that accurate?

MR. BOJIN: That is accurate, and the Engineering Department didn't have any issues with this preliminary plat of subdivision, but again, this is notwithstanding the proposed house which will be taking care of that permit once that goes to the Design Commission application.

COMMISSIONER ENNES: So, Darko, at this point, all we're doing is approving the subdivision and the variance for the lot width?

MR. BOJIN: That is correct.

COMMISSIONER ENNES: It has nothing to do with the house, that will all be separate and come back, if it comes back to us or just the department.

MR. BOJIN: Correct. The house is just shown for additional context for this project, but it's just the subdivision and their variance.

CHAIRPERSON CHERWIN: Right, okay.

MS. HITZEMANN: And the house will go through the permit process and that's when Engineering will be looking at it, but I think Darko mentioned that it's currently not tied into the storm sewer?

APPROVED

MR. BOJIN: That's correct.

MS. HITZEMANN: And it will be as part of this new --

CHAIRPERSON CHERWIN: For the permit, yes?

MS. HITZEMANN: Correct.

CHAIRPERSON CHERWIN: Okay. All right, thank you very much. That's helpful.

Anybody on this side from the public? No?

(No response.)

CHAIRPERSON CHERWIN: Okay. All right, so we'll close the public hearing at this point.

If the Commissioners don't any more questions, is there a motion?

COMMISSIONER DROST: One final question. As far as the home is concerned, is it going to be used by the Petitioner or is it going to be --

MR. OBRZUT: It's an investment.

COMMISSIONER DROST: It's entrepreneurial endeavor.

MR. OBRZUT: That's correct. Yes.

COMMISSIONER DROST: Okay, thanks.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-008, a Preliminary Plat of Subdivision to subdivide the property into one lot, and the following Variation:

- 1. Variation from Chapter 28, Section 5.1-3.2 to permit a lot width of 110 feet where the lots in an R-3 District larger than 30,000 square feet but less than one acre in area must be 125 feet.**

This recommendation is subject to the resolution of the following:

- 1. Approval of a Final Plat of Subdivision.**
- 2. The developer shall pay a one-time up-front fee for detention maintenance to be determined by the Village Engineer as part of the Final Plat of Subdivision.**
- 3. A payment of fees in lieu of dedication of park lands, school sites, and library contribution fee will be assessed at the time of Final Plat per Chapter 29 of the Municipal Code based on the number of bedrooms in the proposed single-family home.**
- 4. Design Commission approval will be required prior to issuance of a building permit for a new home on the subject property.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, that is the motion and it's been seconded.

APPROVED

Can we have a roll call vote please?

MS. HITZEMANN: Yes.

Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, thank you.

Congratulations, your motion has passed and you have gotten a recommendation for approval. We're just a recommendation body. It still has to go to Village Board for final approval, so Darko will help you through that next step of the process and give you timing on that. So, please keep in touch with him. Congratulations, your project can move forward.

MR. OBRZUT: Thank you very much.

COMMISSIONER DROST: Just a point here in the resolution, to subdivide it into one lot, that doesn't make sense.

CHAIRPERSON CHERWIN: It does not, and that's why, you know, I raised the question.

COMMISSIONER DROST: Yes, so it's there to, it's just the language of, to allow for a subdivision of one lot or something like that.

CHAIRPERSON CHERWIN: I think they had, I mean, I don't mind using it in the text there, I get it.

COMMISSIONER DROST: Yes, I do, too, but it's just, it doesn't sound --

CHAIRPERSON CHERWIN: I mean, the concept is what I was concerned with.

Sorry, guys. All right, so that's the only item we had on the agenda. So, what we'll go to is other business.

Darko, Rachel, Michael, any other business we need to discuss?

MR. BOJIN: Nothing.

CHAIRPERSON CHERWIN: We'll move to public comment now. So, this is just on anything, if anybody from the public has a comment on anything going on in Arlington Heights that they'd like to make now, feel free.

Anybody else?

(No response.)

CHAIRPERSON CHERWIN: Okay, no public comments. So, we will then

APPROVED

move on to the next item, update on previous Plan Commission cases.

Is there any?

MS. HITZEMANN: I do not have an update for you.

CHAIRPERSON CHERWIN: You do not have an update.

Have we got any questions from the Commissioners here on any cases?

(No response.)

CHAIRPERSON CHERWIN: No, okay. I think that means that we can move on to the final item on the agenda which is adjournment.

Is there a motion for adjournment?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: Second.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

(Gavel pounded.)

CHAIRPERSON CHERWIN: We're adjourned.

(Whereupon, at 7:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, D/B/A LeGRAND REPORTING
& TRANSCRIBING SERVICES, deposes and states that we are a professional
direct record/transcribing company working in the State of Illinois; that I caused to
be transcribed the foregoing from digital audio to transcript format to the best of
our trained ability and to the best that it was recorded.

RON LeGRAND

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC